

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

PREPARED BY: David M. Abramson, Planner III

SUBJECT: Plat, P 12-2-05 / 06-19 / Griffin Landmark Building, Generally located on the north side of Griffin Road between the Florida Turnpike and State Road 7-US 441

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS THE "GRIFFIN LANDMARK" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

The petitioner requests approval of the plat known as the "Griffin Landmark." The subject site consists of 3.08 Acres (134,298 square feet) and restricted to twenty-four (24) high-rise units, 1,084 sq. ft. of commercial use, and 36,411 sq. ft. office use. The proposed vehicular access is through the southern boundary line via 30' opening in the non-vehicular access line.

The proposed "Griffin Landmark" plat is required since the petitioner desires to construct a mixed-use development (building) on the subject site. Staff finds that the proposed "Griffin Landmark" plat is in accordance with the Comprehensive Plan and Land Development Code "Griffin Corridor District" as it relates to access, location, and size. The proposed mixed-use development (building) may be considered compatible with existing and future uses to the east and west along Griffin Road.

PREVIOUS ACTIONS: None

CONCURRENCES:

At the November 8, 2006 Planning and Zoning Board Meeting, Mr. Stevens made a motion, seconded by Mr. Busey, to approve with staff's recommendations. **(Motion carried 4-0, Mr Bender was absent)**

FISCAL IMPACT: N/A

RECOMMENDATION(S):

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. In addition, the following conditions shall be met:

1. Shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.
3. Contingent upon approval of the following development applications:
 - a. *Site Plan Application (SP 12-5-05), Griffin Landmark Building*
 - b. *Flex Application (FX 5-1-06), Griffin Landmark Building*
 - c. *Text Amendment (ZB(TXT) 12-1-05), Griffin Landmark Building*

Attachment(s): Planning Report, Resolution, Plat

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS THE "GRIFFIN LANDMARK" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat to be known as the "Griffin Landmark" was considered by the Town of Davie Planning and Zoning Board on November 9, 2006;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The plat known as the "Griffin Landmark" is hereby approved subject to the conditions stated on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign said plat on behalf of the Town and the Town Clerk is directed to affix the Town seal to said plat.

SECTION 3. Any improvements required to satisfy Traffic Concurrency should be located within the Town of Davie.

SECTION 4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2006.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2006.

Exhibit “A”

Application: P 12-2-05 / 06-19 / Griffin Landmark Building

Original Report Date: 10/23/06

Revision(s): 11/17/06

TOWN OF DAVIE

Development Services Department

Planning & Zoning Division

Staff Report and Recommendation

Applicant Information

Owner/Petitioner:

Name: The Spear Group – Jeff Spear
Griffin Landmark, L.C.C.
Address: 3721 Southwest 47th Avenue – Suite 307
City: Ft. Lauderdale, Florida 33314
Phone: (954) 581-9000

Background Information

Application Request: Approval of the plat known as the “Griffin Landmark”

Location: Generally located on the north side of Griffin Road between the Florida Turnpike and State Road 7-US 441

Future Land Use Plan Map: Commercial

Zoning: Griffin Road Corridor, Commerce Zone (Use Zone 4)

Existing Use(s): Vacant Parcel of Land

Parcel Size: 3.08 Acres (134,298 square feet)

Proposed Density: 7.79 Dwelling Units/1 Acre (Total of 24 Dwelling Units)

Proposed Use(s): Mixed-use development (building) consisting of:
1. Approximately 36,411 sq. ft. of office use(s)
2. Approximately 1,084 sq. ft. of commercial use(s)
3. 24 high-rise unit(s)

Surrounding Use(s):

North: C-II Canal (S.F.W.M.D.)
South: Griffin Road (Vacant Parcels)
East: Residential (Adult Living Facility)
West: Griffin Road (Vacant Parcels)

Surrounding Land

Use Plan Map Designation(s):

Recreation / Open Space
Commercial
Residential (10 DU/AC)
Commercial

Surrounding Zoning(s):

North: N/A
South: Griffin Road Corridor, Commerce Zone (Use Zone 4)
East: Griffin Road Corridor, Commerce Zone (Use Zone 4)
West: Griffin Road Corridor, Commerce Zone (Use Zone 4)

Zoning History**Related Zoning History:**

Ordinance No. 2000-007, approved by the Town of Davie Council, rezoned the subject site to the Griffin Road Corridor, Intersection Commercial Nodes (“University Drive Node”) on February 2, 2000.

Concurrent Request on same property:

Text Amendment (ZB(TXT) 12-1-05), the petitioner requests to amend the Land Development Code pertaining to Section 12-32.304 Permitted, Restricted, and Prohibited Uses – Use Group/Use relating to residential uses in the Commerce Zone (Use Zone 4).

Flex (FX 5-1-06), the petitioner requests the assignment of 24 flexibility units permitted within Flexibility Zone 81 in order for the subject site to be developed with residential use under the current commercial land use category of the Future Land Use Plan Map.

Site Plan (SP 12-5-05), the petitioner requests site plan approval to construct a mixed-use building that consists of approximately 36,411 sq. ft. of commercial and 24 residential units on the subject site.

Application Details

The applicant’s SUBMISSION indicates the following:

1. *Site:* The subject site consists of 3.08 Acres (134,298 square feet).
2. *Restrictive Note:* The proposed plat is restricted to twenty-four (24) high-rise units, 1,084 sq. ft. of commercial use, and 36,411 sq. ft. office use.
3. *Access:* The proposed vehicular access is through the southern boundary line via 30’ opening in the non-vehicular access line.
4. *Trails:* No recreation and equestrian trails are on or adjacent to the proposed plat.
5. *Easements and Reservation:* The plat is proposing a twelve (12) foot utility easement along the boundary line parallel to Griffin Road and a fifteen (15) foot utility easement in the eastern portion of the plat. Additionally, the plat proposes a fifteen (15) foot maintenance/utility easement along the perimeter of a propose retention area. A twenty (20) foot drainage easement is located at the center of the northern boundary line with a twenty (20) by twenty (20) foot lift station just to the east. Lastly, a twenty (20) foot drainage easement leads from the propose retention area to the eastern portion of the plat.
6. *Dedications:* The plat is not proposing any dedications.
7. *Drainage:* The plat lies within Central Broward Water Control District. Approval from Central Broward Water Control District shall be obtained prior to issuance of any site development permit.

8. *Compatibility:* Proposed mixed-use development (building) is consistent with the Town of Davie Land Development Code “Griffin Corridor District”, the future “Transit Oriented Corridor,” and Comprehensive Plan.
-

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Article XII Subdivisions and Site Plans.

Land Development Code (Section 12-360(B)(1)) platting requirements.

Land Development Code (Section 12-366.1 (A) thru (D)) submission requirements for plats.

Land Development Code (Section 12-32.303 (D)), Griffin Commerce (Use Zone 4). This zone extends eastward from the Florida Turnpike to State Road 7. Medium-density residential uses are predominant within this use zone. Should redevelopment occur, Commerce Park type uses, developed in a campus setting with significant open space, are encouraged here. Such uses require a Commerce/Office or Industrial land use plan designation. Development within this area is not subject to the architectural requirements of the Griffin Corridor District.

Land Development Code (Section 12-32.306), (A) Minimum parcel requirements, Minimum lot area: Griffin Commerce - Other 65,000 sq. ft. (B) Minimum Lot Frontage/Width: Griffin Commerce – Other 250 ft. (C) Minimum Lot Depth: Griffin Commerce – Other 250 ft.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 6. This Planning Area includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial flexibility has been applied to parcels on Nova Drive.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 81.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy 5-2: The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Element, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Future Land Use Plan, Objective 18: Mixed Use Development: The Town shall continue to maintain land development regulations that accommodate mixed-use projects, planned developments and other types of non-traditional developments to promote a diverse, imaginative and innovative living and working environment.

Significant Development Review Committee (DRC) Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. Provide note restricting the development uses on the proposed plat (*This comment has been address*).

Engineering Division:

1. Show dimensions from the proposed plat to canal right-of-ways (*This comment has not been addressed*).
 2. Show dimensions of road R/W lines for Griffin Road (*This comment has not been addressed*).
-

Staff Analysis

The proposed “Griffin Landmark” plat is required since the petitioner desires to construct a mixed-use development (building) on the subject site. This proposed plat is consistent and does not exceed what was anticipated in the Comprehensive Plan as it was intended for commercial uses with anticipated vehicular and the Land Development Code “Griffin Corridor District” as it relates to lot size, width, depth, and intent.

Findings of Fact

Staff finds that the proposed “Griffin Landmark” plat is in accordance with the Comprehensive Plan and Land Development Code “Griffin Corridor District” as it relates to access, location, and size. The proposed mixed-use development (building) may be considered compatible with existing and future uses to the east and west along Griffin Road.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. In addition, the following conditions shall be met:

1. Shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.
3. Contingent upon approval of the following development applications:
 - a. *Site Plan Application (SP 12-5-05), Griffin Landmark Building*
 - b. *Flex Application (FX 5-1-06), Griffin Landmark Building*
 - c. *Text Amendment (ZB(TXT) 12-1-05), Griffin Landmark Building*

Planning and Zoning Board Recommendation

At the November 8, 2006 Planning and Zoning Board Meeting, Mr. Stevens made a motion, seconded by Mr. Busey, to approve with staff's recommendations. **(Motion carried 4-0, Mr Bender was absent)**

Town Council Action

Exhibits

1. Future Land Use Plan Map
 2. Zoning and Aerial Map
-

Prepared by: _____

Reviewed by: _____

File Location:

\\ns_th_01\Town_Hall\Develop_Service\P&Z\David Abramson\Applications\P_Plat\P_05\P 12-2-05
Griffin Landmark Building

Exhibit 1 (Future Land Use Plan Map)

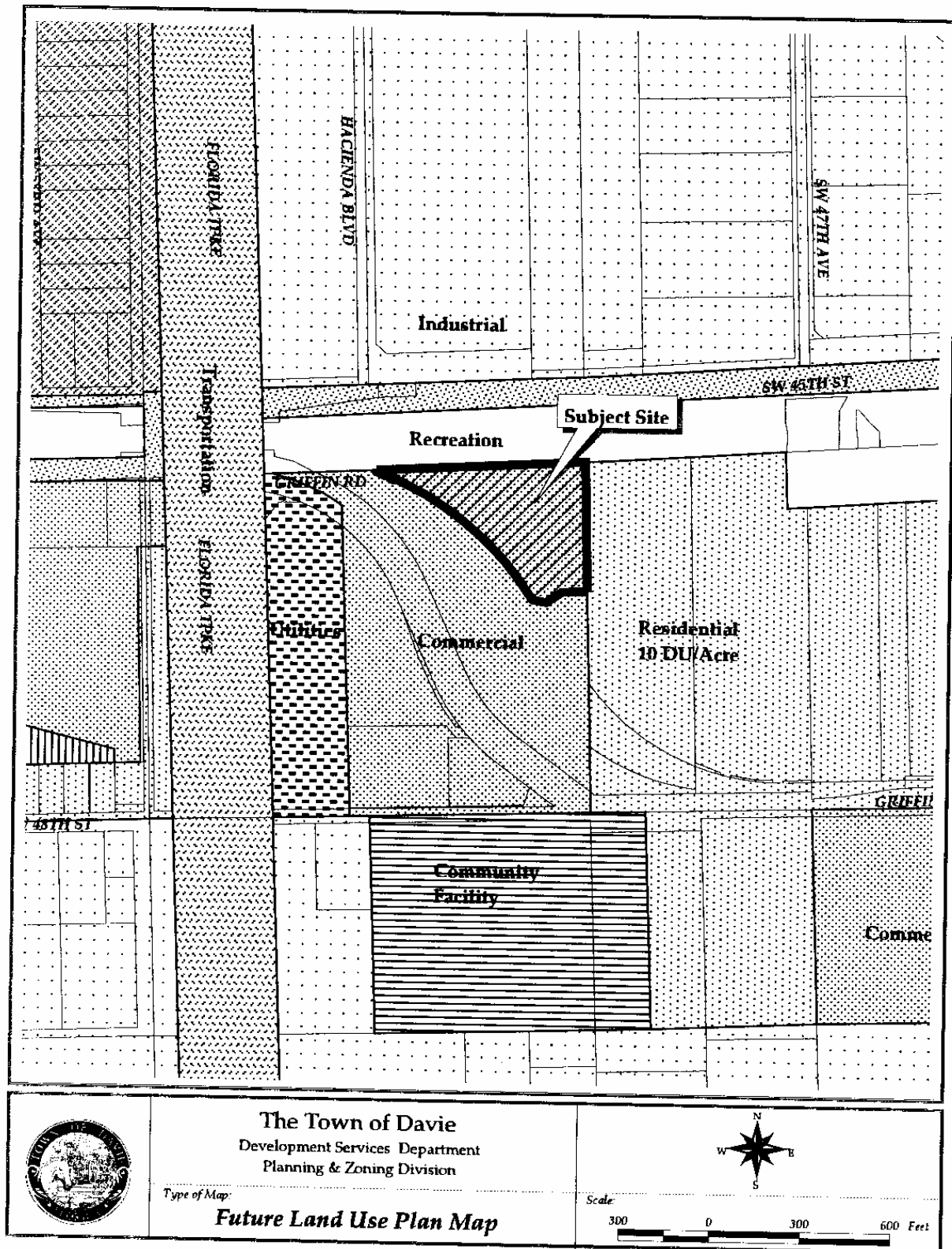


Exhibit 2 (Aerial, Zoning, and Subject Map)

